

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33454

Property Information

property address: 807 DELLWOOD

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 18, LOT 4

owner name/address: LANEHART, FRED

PO BOX 3597

BRYAN, TX 77805-3597

full business name: _____

land use category: Commercial - retail

type of business: work shop & office

current zoning: C2

occupancy status: occupied

lot area (square feet): 14,230

frontage along Texas Avenue (feet): n/a

lot depth (feet): 203.71

sq. footage of building: 750

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

lot width: 91.89

Improvements

of buildings: 2 building height (feet): 12 # of stories: 1

type of buildings (specify): metal & brick

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) _____

approximate construction date: 1975

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) equipment attached to building
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: 0 type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: _____

lot type: ☒ asphalt ☐ concrete ☐ other _____

space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *n/a*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: paved property

Outside Storage

☒ yes ☐ no (specify) warehouse/work shop in back building
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:
